

GENERAL CONSTRUCTION SPECIFICATIONS

- GENERAL SPECIFICATIONS**
- THE LANDSCAPE CONTRACTOR IS TO: PHYSICALLY LOCATE, AS NECESSARY, AND IDENTIFY EXISTING UNDERGROUND UTILITY AREAS; PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES; - REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE; WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY, OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS, AND COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
 - THE LANDSCAPE MAINTENANCE CONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND/OR RESTORATION OF DAMAGED ITEMS IS AT CONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS (LEFT IN DOWN/DRAINING POSITION) AND CURBS BY EDGING EQUIPMENT AND SHOW REMOVAL EQUIPMENT. THE BUILDING SERVICE MANAGER OR FACILITY SERVICE MANAGER SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE LANDSCAPE MAINTENANCE CONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
 - CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
 - FIELD CONDITIONS RESULTING IN CHANGES TO PROJECT SCOPE SHOULD BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO ANY WORK BEING COMPLETED.
 - CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL OR TURF THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. CONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
 - CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON HIS PART. CONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

WARRANTY

- PLANT WARRANTY AND REPLACEMENT:
 - WARRANTY: PLANTS (INCLUDING SEED/SO) SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE WARRANTY PERIOD.
 - REPLACEMENT: PRIOR TO THE END OF THE WARRANTY PERIOD, INSPECTION WILL BE MADE BY THE OWNER/ARCHITECT. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE OWNER/ARCHITECT SHALL BE REMOVED FROM THE SITE. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT, YET DURING THE NORMAL PLANTING SEASON. ALL REPLACEMENTS PLANTED, AS SPECIFIED IN THE PLANT LIST, SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND SHALL BE FURNISHED AND PLANTED AS ORIGINALLY SPECIFIED HEREIN. COST OF SUCH REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR, EXCEPT FOR POSSIBLE REPLACEMENT RESULTING FROM VANDALISM, STORMS, OR OTHER UNUSUAL WEATHER CONDITIONS. THIS IS NOT A ONE-TIME REPLACEMENT OF PLANT MATERIAL THAT DOES NOT LIVE THROUGH THE ONE YEAR WARRANTY PERIOD. PLANTS SHALL BE REPLACED AS OWNER/ARCHITECT OR CONTRACTOR FINDS THEM DEAD OR IN UNSATISFACTORY CONDITION ON SITE.

MATERIALS

- ANY REPLACEMENT LANDSCAPE MATERIALS SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS FOR ORIGINAL INSTALLATION.
- QUANTITIES - QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN AND LOCATED ON THE DRAWINGS SHALL BE FURNISHED PER THE CONTRACT DOCUMENTS. IN CASE OF DISCREPANCIES WITH THE PLAN DOCUMENTS QUANTITIES AND LABELS, THE PLAN GRAPHIC WILL PREVAIL. DIMENSIONS FOR GROUND COVER BEDS HAVE IN MANY INSTANCES BEEN ESTABLISHED FROM SCALED DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DIMENSIONS ON THE SITE AND ALLOW FOR QUANTITY OF PLANTS ACCORDINGLY.
- QUALITY AND SIZE - PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND MOOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD IN STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING STORAGE.

EXECUTION

- TIME OF PLANTING: PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE SEASONS WHICH ARE NORMAL FOR SUCH WORK AS DETERMINED BY ACCEPTED PRACTICE IN THE LOCALITY. AT THE OPTION OF AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS WITHOUT ANY ADDITIONAL COMPENSATION TO THE CONTRACTOR.
- SETTING PLANTS:
 - GENERAL: ALL PLANTS SHALL BE SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, THEY BEAR THE SAME RELATION TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO THE GRADE OF THE SOIL FROM WHICH THEY WERE REMOVED.
 - BALLED PLANTS AND CONTAINER GROWN PLANTS: AFTER PITS HAVE BEEN DUG AS IS NEEDED TO ALLOW THE BALL TO REST FIRMLY AT THE PROPER LEVEL, PLANTS SHALL BE SET WITH BOTTOM OF ROOTBALL FIT. PREPARED SOIL SHALL THEN BE PLACED AROUND THE BALL AND COMPACTED CAREFULLY TO AVOID INJURY TO ROOTS AND TO FILL ALL VOIDS. BURLAP, ROPE, WIRE, AND OTHER WRAPPING MATERIALS SHALL BE CUT AWAY FROM THE TOP OF THE BALL AND REMOVED FROM THE PIT, BUT NO BURLAP SHALL BE PULLED FROM UNDER THE BALL OR FROM THE SIDES. ALL BROKEN OR FRAVED ROOTS SHALL BE CUT OFF CLEAN. WHEN THE PIT IS NEARLY FILLED WITH SOIL, ADD WATER AND ALLOW IT TO SOAK AWAY. FILL HOLE 1/3 WITH SOIL MIX, SOAK, FILL TO 2/3, SOAK, FILL TO FINISHED GRADE, SOAK. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED IN TO THE LEVEL OF THE FINISHED GRADE AND AGAIN WATERED. CONTAINER GROWN PLANTS SHALL BE SET IN SIMILAR MANNER AND SHALL REMAIN IN THEIR CONTAINERS UNTIL JUST BEFORE SETTING IN PLACE.
 - SETTING, STAKING, GUYING, AND WRAPPING OF TREES:
 - GENERAL: TREES SHALL BE SAT PLUMB AND RIGIDLY BRACED IN POSITION UNTIL THE SOIL HAS BEEN TAMPED SOLIDLY AROUND THE BALL AND ROOTS. STAKE ALL DECIDUOUS TREES, EVERGREEN TREES, AND UPRIGHT JUNIPERS. STAKE DECIDUOUS CLUMP TREES AS NEEDED OR DIRECTED BY THE LANDSCAPE ARCHITECT. REFER TO DRAWINGS FOR STAKING INSTRUCTIONS WITHIN PLANTING DETAILS.
 - STAKING: THREE STAKES SHALL BE DRIVEN, 2 FT. INTO THE GROUND, OR AS NECESSARY TO SECURE THEM FIRMLY INTO THE UNDISTURBED SUBSOIL. THEY SHALL BE LOCATED AS CLOSE TO THE TREES AS POSSIBLE WITHOUT INJURING THE BALL OR ROOTS.
 - GUYING: TREES SHALL BE SECURED TO THE STAKES WITH TWO PLY REINFORCED TO GALVANIZED IRON WIRE AND NYLON STRAPS. UNDER NO CIRCUMSTANCES SHALL A TREE BE PLUMBED WITH EXTREME TAUTNESS OF WIRES. PLUMBING SHALL BE ACCOMPLISHED BY ADJUSTING THE ROOT BALL. TAKE CARE NOT TO STAKE PLANTS TOO TIGHTLY TO AVOID DAMAGE TO TREE TRUNKS.
 - MARK ALL GUYING WIRE WITH YELLOW SURVEYOR'S RIBBON 6" LONG, 2" FROM STAKE.
 - WRAPPING: WRAP TRUNKS OF ALL DECIDUOUS TREES UP TO 4" CALIPER TO PREVENT SUNSCALD. WRAP FROM THE GROUND TO THE FIRST MAJOR BRANCH. SECURE BY STAPLING OR USING JUTE. DO NOT USE ELECTRICAL TAPE OR DUCT TAPE. WRAP TREES BETWEEN NOVEMBER 15 AND APRIL 15. REMOVE WRAP DURING THE GROWING SEASON, FROM APRIL 15 TO NOVEMBER 15. USE A COMMERCIALY AVAILABLE TREE WRAP. TREES ARE TO BE WRAPPED UP UNTIL THE AGE THAT THEY DEVELOP A CORKY BARK THAT WILL PREVENT WINTER SUNSCALD INJURY, TYPICALLY 5-6 YEARS AFTER INSTALLATION (FOR A 2.5" CALIPER DECIDUOUS TREE).
- MULCHING:
 - MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE. FILTER FABRIC IS NOT TO BE USED UNDER WOOD MULCH.
 - PROVIDE A 3" MULCH RING FOR ALL TREES, 18" DIAMETER MULCH RING FOR ALL SHRUBS, AND 12" DIAMETER MULCH RING FOR ALL PLANTINGS NOT IN PLANTING BEDS. REFER TO PLANT DETAILS ON PLANS FOR SIZE OF MULCH RINGS.

SITE AMENITIES

- GENERAL: INSTALL ITEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - INSTALL SITE FURNISHINGS LEVEL, PLUMB, TRUE AND SECURELY POSITIONED AT LOCATIONS INDICATED.

MAINTENANCE

- MAINTENANCE SHALL BEGIN: IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS FOLLOWS:
 - ALL NEW PLANTINGS SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF THE PROJECT AND FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT (SEE WARRANTY).
 - THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH JURISDICTIONAL WATER DEPARTMENT DESIGN GUIDELINES, MAINTENANCE SPECIFICATIONS.
- MAINTENANCE SHALL INCLUDE:
 - WATERING, WEEDING, CULTIVATING, MULCHING, TIGHTENING AND REPAIRING OF GUYS, REMOVAL OF DEAD MATERIALS, RESETTling PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND OTHER NECESSARY OPERATIONS, AS DIRECTED BY THE RELEVANT COMMUNITY DESIGN GUIDELINES AND BY OWNER/ARCHITECT.
 - CONTRACTOR SHALL INSPECT LANDSCAPE ONCE PER WEEK AND PERFORM NECESSARY MAINTENANCE TASKS ON A TIMELY BASIS.
- MAINTAIN IRRIGATION SYSTEM FOR A DURATION OF ONE YEAR FROM FORMAL WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. MAKE PERIODIC EXAMINATIONS AND ADJUSTMENTS TO IRRIGATION SYSTEM COMPONENTS IN ORDER TO ACHIEVE THE MOST DESIRABLE APPLICATION OF WATER.

COMPLETION SERVICES

- FINAL ACCEPTANCE INSPECTION FOR BEGINNING THE WARRANTY PERIOD: INSPECTION OF THE WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE WARRANTY PERIOD, WILL BE MADE BY THE LANDSCAPE ARCHITECT UPON NOTICE REQUESTING SUCH INSPECTION BY THE CONTRACTOR AT LEAST 7 DAYS PRIOR TO THE ANTICIPATED DATE. ALL PLANTING MUST BE ALIVE AND HEALTHY IN ORDER TO BE CONSIDERED COMPLETE. THE CONTRACTOR WILL BE HELD LIABLE FOR THE LANDSCAPE ARCHITECT'S INSPECTION FEE FOR ANY INSPECTIONS AND REPORT WRITING BEYOND TWO FINAL ACCEPTANCE INSPECTIONS.
- AS-BUILT DRAWINGS: PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE PLANTING PLAN AND ANY OTHER DRAWINGS WHICH NEED TO BE CORRECTED TO SHOW HOW THE PROJECT WAS CONSTRUCTED BY THE LANDSCAPE CONTRACTOR. THESE DRAWINGS ARE TO SHOW ALL CHANGE ORDER AND FIELD DIRECTED CHANGES. MAKE THESE CHANGES USING CAD SOFTWARE. LABEL EACH DRAWING SHEET "AS-BUILT". COMPLETION OF THE RECORD DRAWINGS WILL BE A PREREQUISITE FOR THE FINAL ACCEPTANCE.
- FINAL ACCEPTANCE: ALL PLANTING TASKS AND INSPECTION PUNCH LIST ITEMS SHALL BE COMPLETE BEFORE FINAL ACCEPTANCE WHICH SHALL ESTABLISH THE DATE FOR BEGINNING THE WARRANTY PERIOD.

GENERAL NOTES

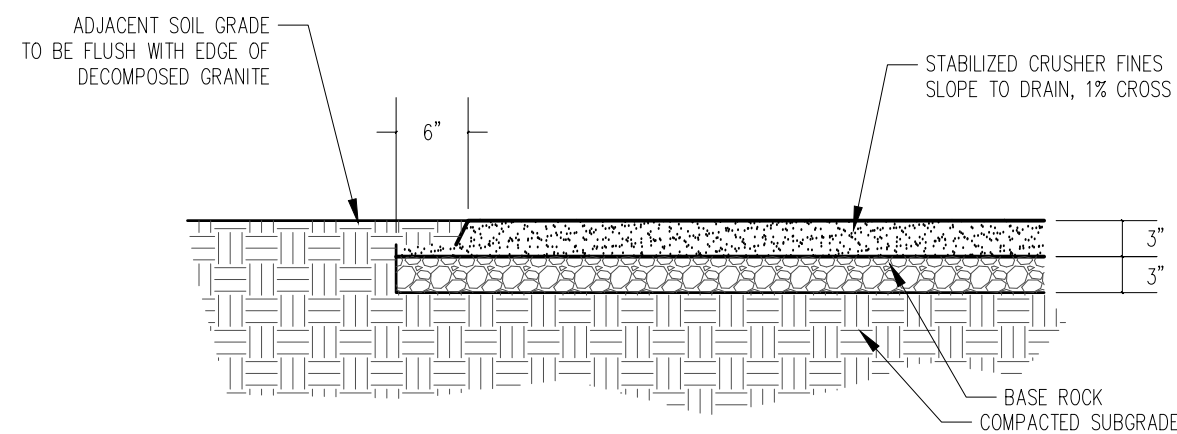
- SITE CONDITIONS SHOWN ARE FROM DESIGN PLANS SUPPLEMENTED BY FIELD SURVEY BY GALLOWAY & COMPANY CONFIRM CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO FIELD VERIFY AND PROPERLY LOCATE ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE CONTRACTOR. STAKING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND SUB-CONTRACTOR TO CONTROL FOR CONSTRUCTION. ANY DETAILS LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- THE OWNER WILL RETAIN A QUALIFIED TESTING LABORATORY TO PROVIDE QUALITY CONTROL TESTING FOR THIS CONSTRUCTION. TESTING FREQUENCY AND INTERVAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. ANY RETESTING REQUIRED AS A RESULT OF INITIAL TESTS NOT MEETING SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE LABORATORY AND FURNISH A COPY OF TEST RESULTS TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN CERTIFYING.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE "AS BUILT" RECORD OF ALL CONSTRUCTION AND SHALL PROVIDE SAME TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN PREPARATION OF THE "AS BUILT" EXHIBITS.
- THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE CONTRACT, BUT NO LESS THAN ONE (1) YEAR.

INSPECTION NOTES

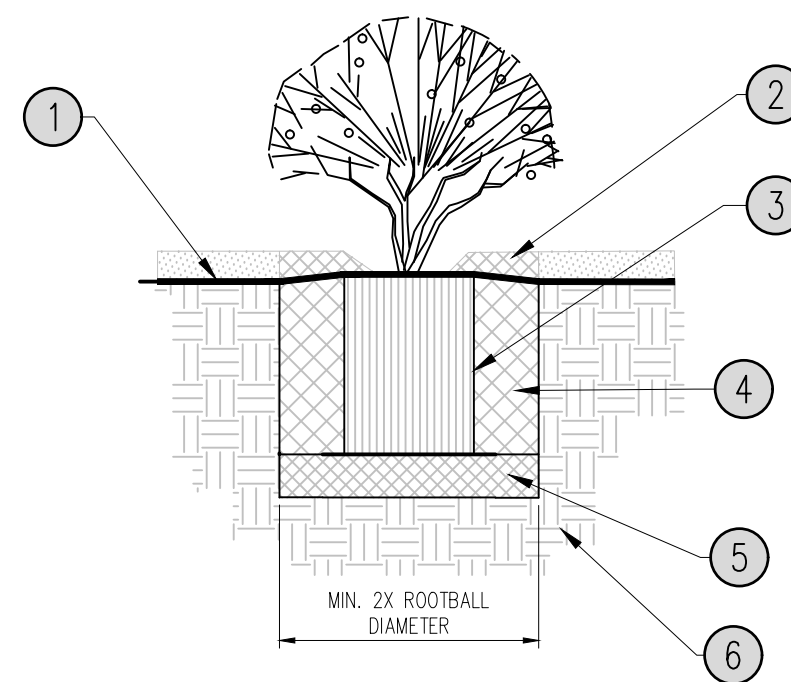
- MINIMUM INSPECTIONS WILL INCLUDE:
 - REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND IRRIGATION ENGINEER.
 - IRRIGATION 95% PUNCH INSPECTION.
 - IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - LANDSCAPE 95% PUNCH LIST SITE INSPECTION.
 - LANDSCAPE FINAL ACCEPTANCE INSPECTION.
- ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
EVERGREEN TREES							
	PINI	1	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50'X20'
ORNAMENTAL TREES							
	AMCA	1	CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS	B&B	1.5" CAL	15'X10'
	CECA	3	EASTERN REDBUD	CERCIS CANADENSIS	B&B	1.5" CAL	20'X15'
	PRAM	1	AMERICAN PLUM	PRUNUS AMERICANA	B&B	2" CAL	15'X15'
	PRCE	1	CRIMSON POINTE FLOWERING PLUM	PRUNUS X CERASIFERA 'CRIPOIZAM'	B&B	1.5" CAL	25'X6'
UPRIGHT JUNIPERS							
	JUMG	11	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 CONT.		20'X5'
DECIDUOUS SHRUBS							
	PBEP	16	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.		1.5'X6'
EVERGREEN SHRUBS							
	BUMI	27	WINTER GEM JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	#5 CONT.		4'X4'
	CODI	9	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.		6'X4'
	CYPU	19	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	#5 CONT.		4'X6'
ORNAMENTAL GRASSES							
	CAAK	65	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.		5'X2'
	NATA	111	MEXICAN FEATHER GRASS	NASELLA TENUISSIMA	#1 CONT.		2'X1'
MULCH							
	RMULCH	4,120 SF	BLUSH OR APPROVED EQUAL	1" ROCK			
	RMULCH2	245 SF	GREY ROUND OR APPROVED EQUAL	2-4" ROCK COBBLE MULCH			
	BRCF	1,879 SF	GRAY CRUSHER FINES	GRAY BREEZE CRUSHER FINES			
SEED							
	SEED	992 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED			

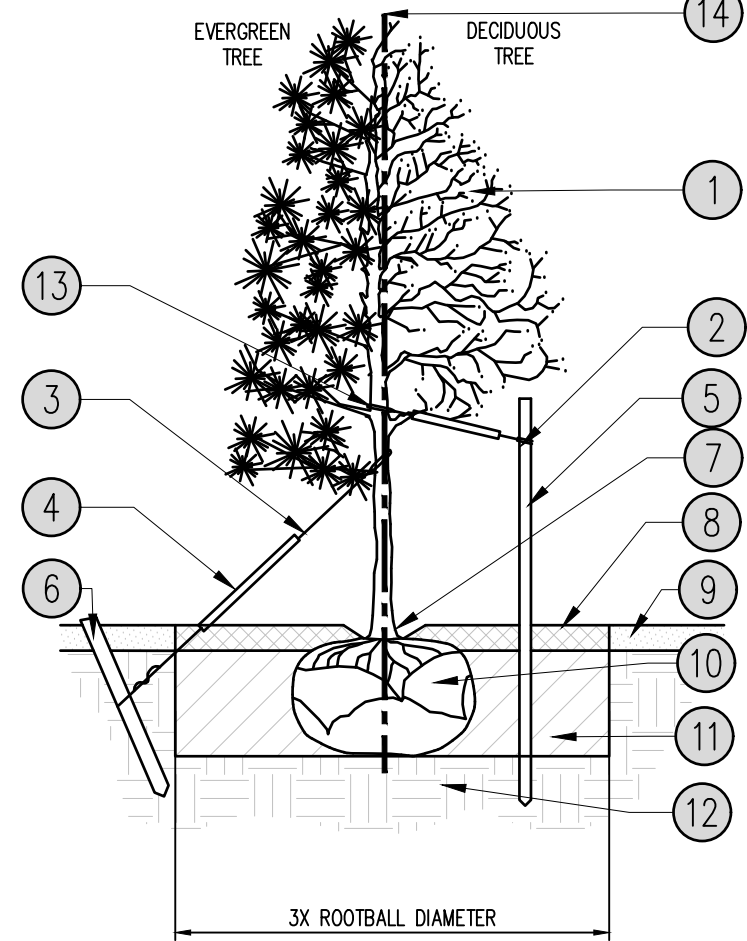


1 CRUSHER FINES SURFACE
N.T.S.



- FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
- PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HI.)
- BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. IET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- COMPACTED BACKFILL MIX (75%).
- UNDISTURBED NATIVE SOIL.

2 SHRUB/PERENNIAL PLANTING
N.T.S.

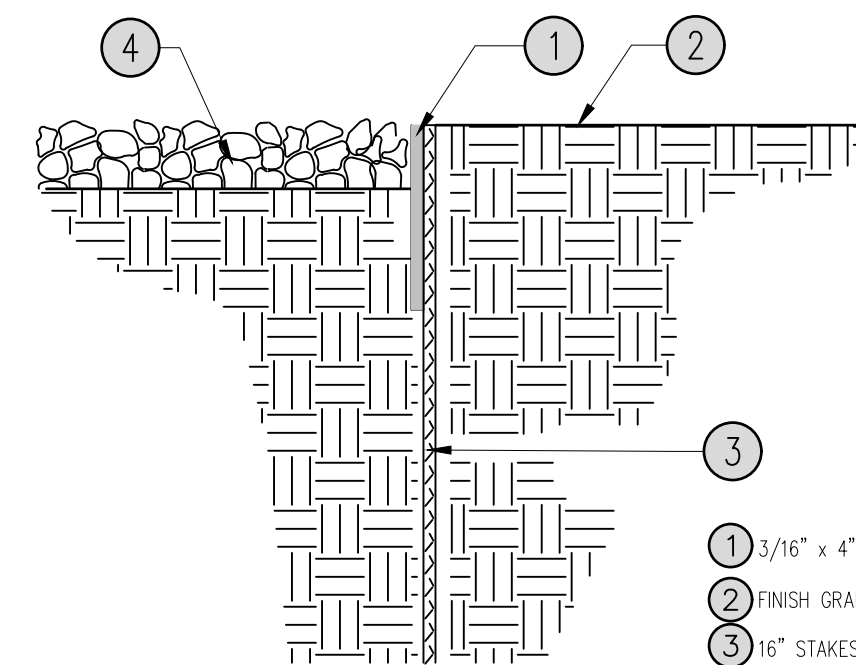
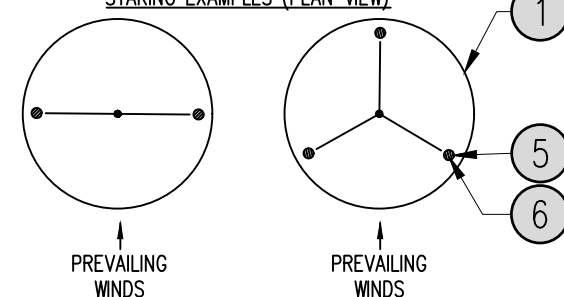


- TREE CANOPY
- NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS
- 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24"x3/4" P.V.C. MARKERS OVER WIRES.
- PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE
- WOOD MULCH TREE RING 3" DIA. MIN. TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- ROOT BALL - SEE NOTE 3, THIS DETAIL
- BACKFILL, AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL
- SOFT VELCRO, OR OTHER FABRIC WRAP
- CENTRAL LEADER. SEE PLANTING NOTES

NOTES:

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
- CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



4 STEEL EDGE
N.T.S.



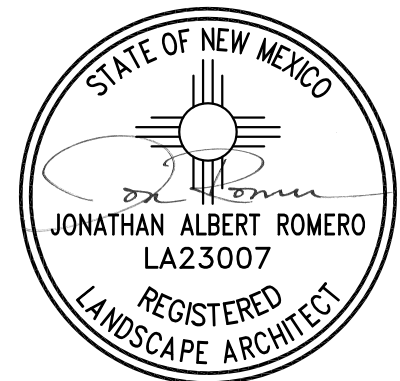
CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION



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CONSULTANTS

BENCH MARKS
VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "ACS BM 24-L 16", ELEVATION = 5191.31 FEET (NAVD 88)



SEAL

DATE	DESCRIPTION	BY
08/19/2023	1ST TCL SUBMITTAL	
08/15/2025	2ND TCL SUBMITTAL	
NO.	DATE	DATE:
	AS-BUILT INFORMATION	INSPECTOR'S ACCEPTANCE BY:
	CONTRACTOR:	FIELD VERIFICATION BY:
		DRAWINGS CORRECTED BY:

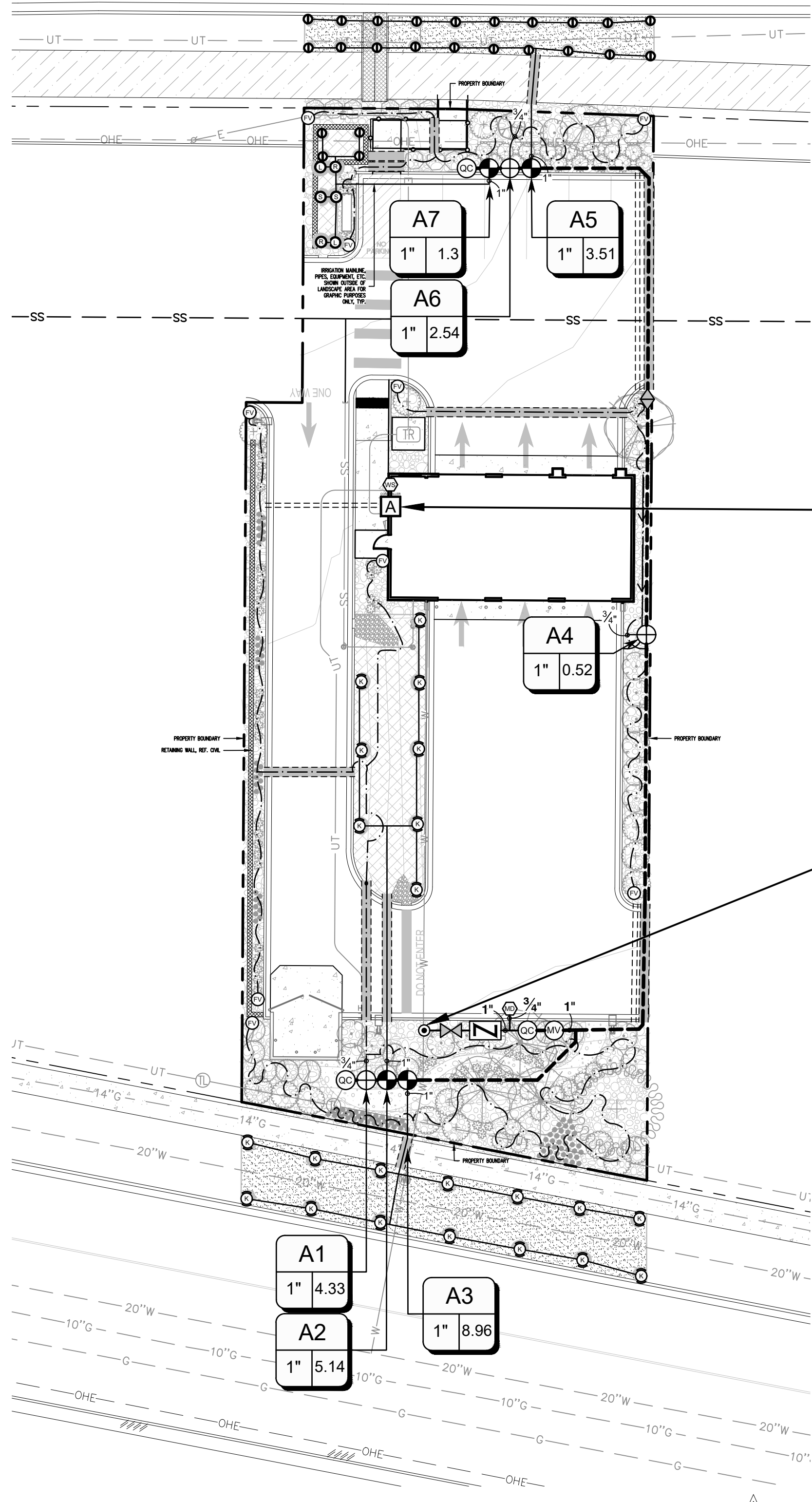
DESIGNED BY: TN
DRAWN BY: TN/BH
CHECKED BY: JR
DATE: 08/19/2025

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

LANDSCAPE NOTES & DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.
		M-15 & L-15
		CITY PROJECT NO.
		SHEET NO. L2.0
		PAGE 13 OF 18

GIBSON BLVD SOUTHEAST
PUBLIC RIGHT OF WAY



CONTROLLER 'A' NOTE

- ONE (1) 8 STATION CONTROLLER, SEE LEGEND.
- ONE (1) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER WITHIN THE UTILITY CLOSET AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 65 PSI DESIGNED SIZE OF TAP: 1"

- USE 1" TAP INTO THE DOMESTIC WATER LINE DOWNSTREAM OF THE METER.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW TO THE QUICK COUPLER.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CRITICAL ANALYSIS

Water Source Information: Use 1" tap into the domestic waterline downstream of the building meter.

FLOW AVAILABLE

Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE

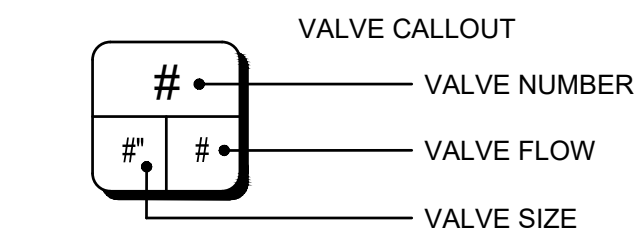
Static Pressure at POC: 65 PSI
Pressure Available: 65 PSI

DESIGN ANALYSIS

Maximum Station Flow: 8.96 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 9.24 GPM

Critical Station: A3

Design Pressure: 40 PSI
Friction Loss: 0.3 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.9 PSI
Pressure Req. at Critical Station: 43.2 PSI
Loss for Fittings: 0.13 PSI
Loss for Main Line: 1.33 PSI
Loss for POC to Valve Elevation: 0.87 PSI
Loss for Backflow: 12.3 PSI
Loss for Master Valve: 2.9 PSI
Critical Station Pressure at POC: 60.7 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 4.27 PSI



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.33
A2	HUNTER ICV-G-FS	1"	SHRUB ROTARY	5.14
A3	HUNTER ICV-G-FS	1"	SHRUB ROTARY	8.96
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.52
A5	HUNTER ICV-G-FS	1"	SHRUB ROTARY	3.51
A6	HUNTER ICV-G-FS	1"	SHRUB ROTARY	2.54
A7	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER MP STRIP PROS-XX-PRS40-CV ROTATOR, 6" (TURF) OR 12IN. (SEED) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE, LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.	SHEET IR2.0 DETAIL 1
	HUNTER MP800SR PROS-XX-PRS40-CV ROTATOR, 6" (TURF) OR 12IN. (SEED) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	SHEET IR2.0 DETAIL 1
	HUNTER MP2000 PROS-XX-PRS40-CV ROTATOR, 6" (TURF) OR 12IN. (SEED) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	SHEET IR2.0 DETAIL 1
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	SHEET IR2.0 DETAIL 2
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	SHEET IR2.0 DETAIL 3
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	SHEET IR2.0 DETAIL 4
	EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	SHEET IR2.0 DETAIL 4
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	SHEET IR2.0 DETAIL 5
	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	SHEET IR2.0 DETAIL 6
	NIBCO T-113-K 1" CLASS 125 BRONZE GATE VALVE WITH CROSS HANDLE	SHEET IR2.0 DETAIL 7
	HUNTER IBV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	SHEET IR2.0 DETAIL 8
	NIBCO 4660-S SCHEDULE DESCRIPTION: SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	SHEET IR2.0 DETAIL 9
	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	SHEET IR2.1 DETAIL 10
	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	SHEET IR2.1 DETAIL 11
	HUNTER I2C-0800-M 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	SHEET IR2.1 DETAIL 12
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	SHEET IR2.1 DETAIL 13
	POINT OF CONNECTION 1" USE 1" TAP INTO THE DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.	N/A
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE: 1"	SHEET IR2.1 DETAIL 14
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SIZE: 3/4"	SHEET IR2.1 DETAIL 14
	IRRIGATION MAINLINE: CLASS 200 PVC SDR 21 SIZE: 1"	SHEET IR2.1 DETAIL 14
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	SHEET IR2.1 DETAIL 14
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	SHEET IR2.1 DETAIL 14
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	SHEET IR2.1 DETAIL 14

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA.

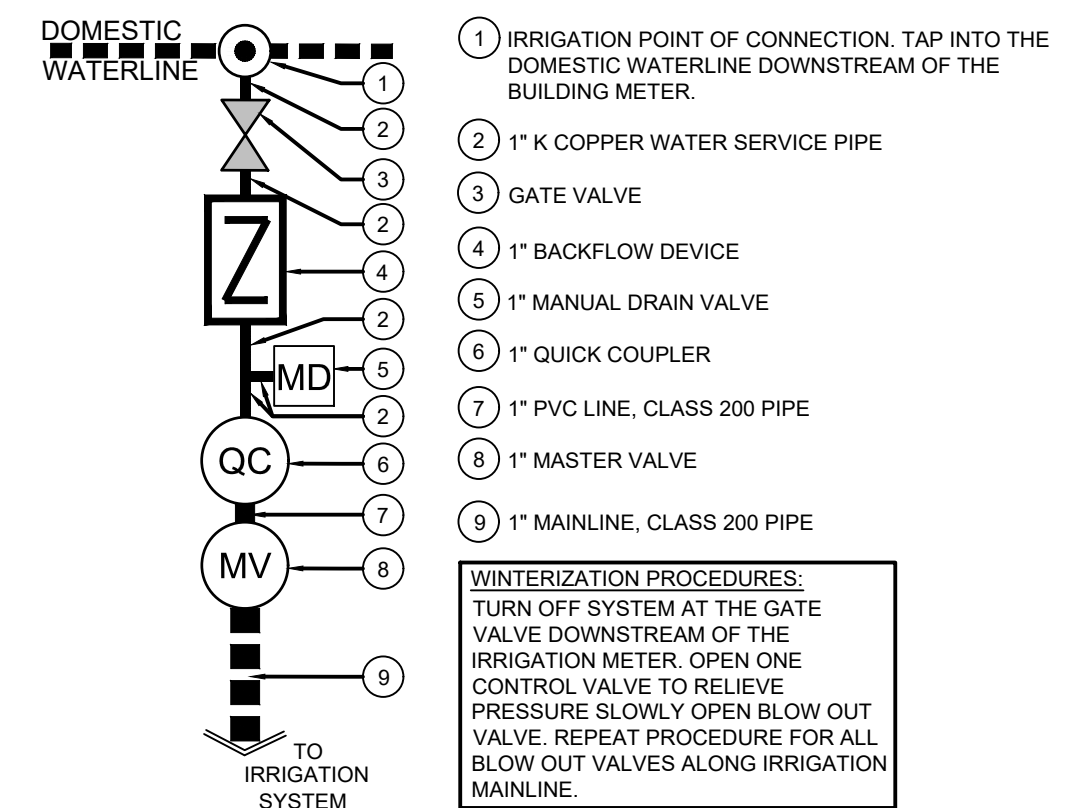
IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
2. CONTRACTOR SHALL INSTALL MAINLINES +/-12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' ZONE ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR2.0 & IR2.1 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



BENCH MARKS

VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "ACS BM 24-L 16", ELEVATION = 5191.31 FEET (NAVD 88)



DATE	DESCRIPTION	CONTRACTOR
08/19/2023	1ST T/C SUBMITTAL	
08/15/2025	2ND T/C SUBMITTAL	

NO.	DATE	DESCRIPTION
1		WORK STAKED BY:
2		INSPECTOR'S ACCEPTANCE BY:
3		FIELD VERIFICATION BY:
4		DRAWINGS CORRECTED BY:

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAR
DATE:	08/19/2025

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

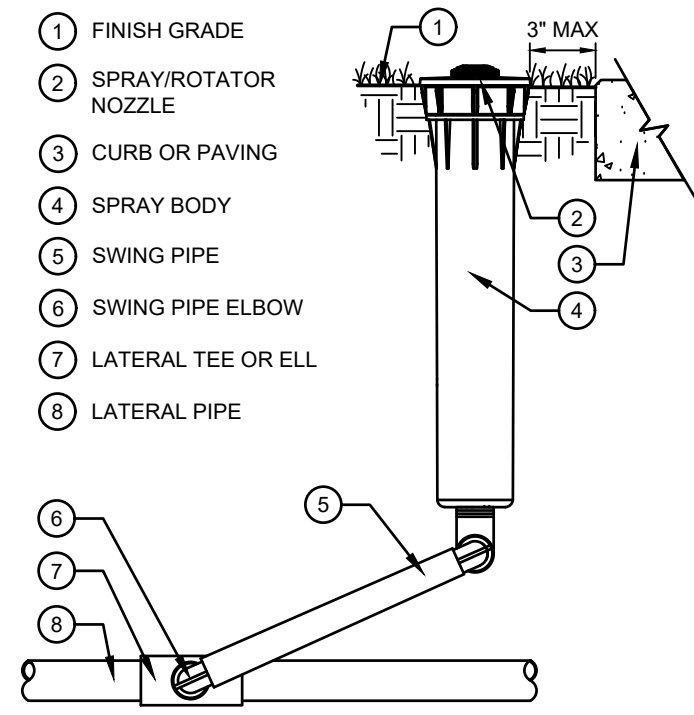
IRRIGATION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.	M-15 & L-15
		CITY PROJECT NO.	
		SHEET NO.	IR1.0
		PAGE 14 OF 18	

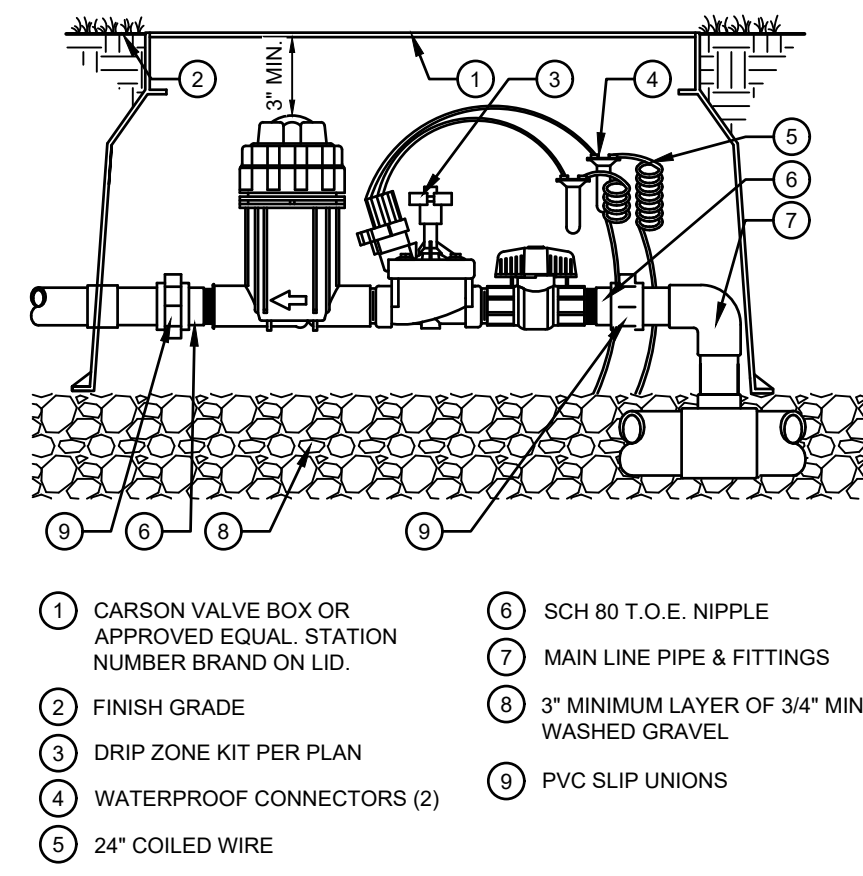


CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

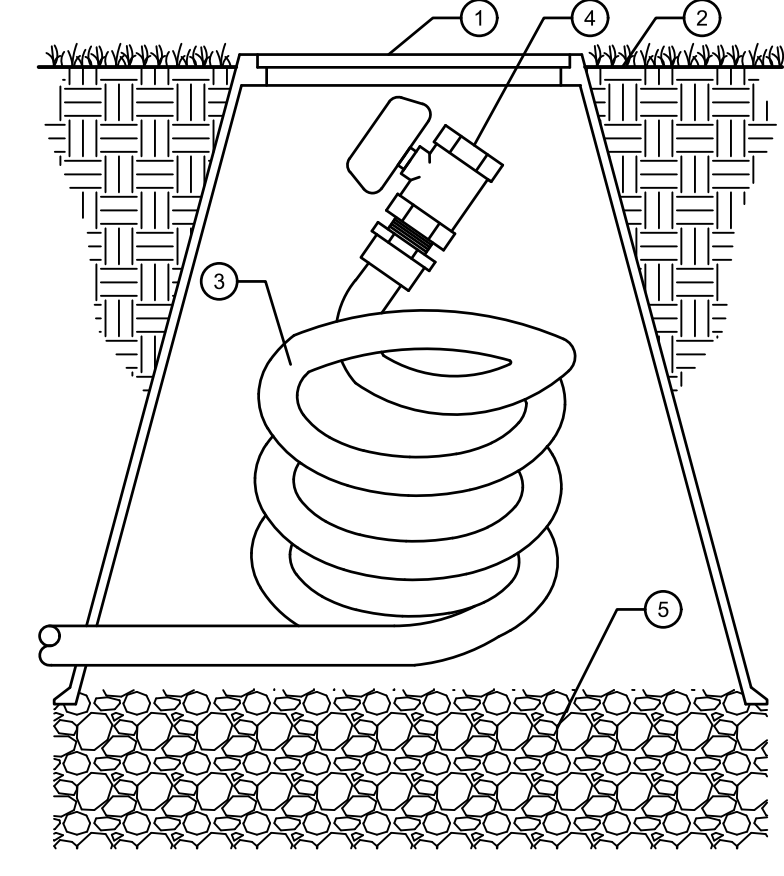
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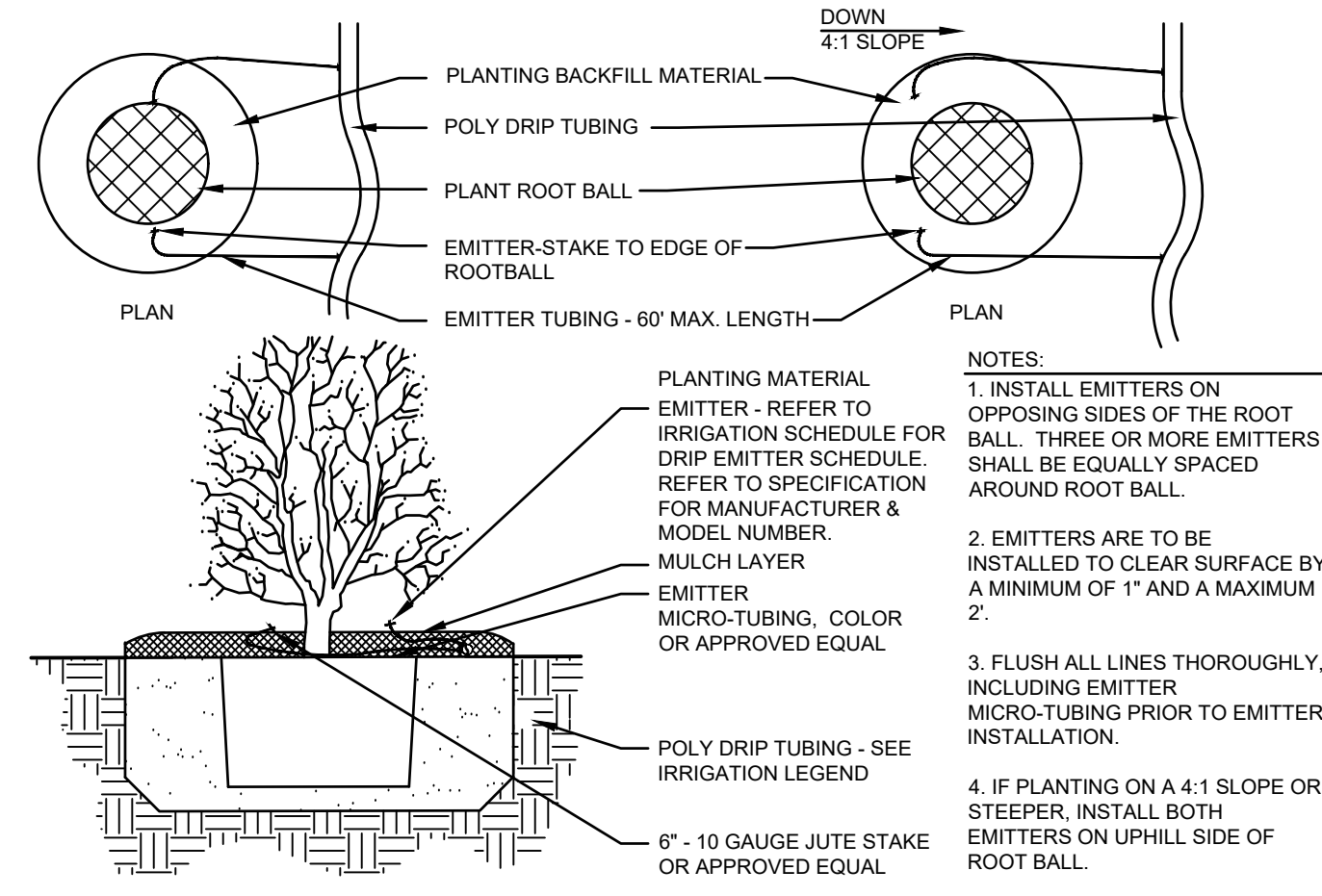
1 SPRAY/ROTATOR
N.T.S.



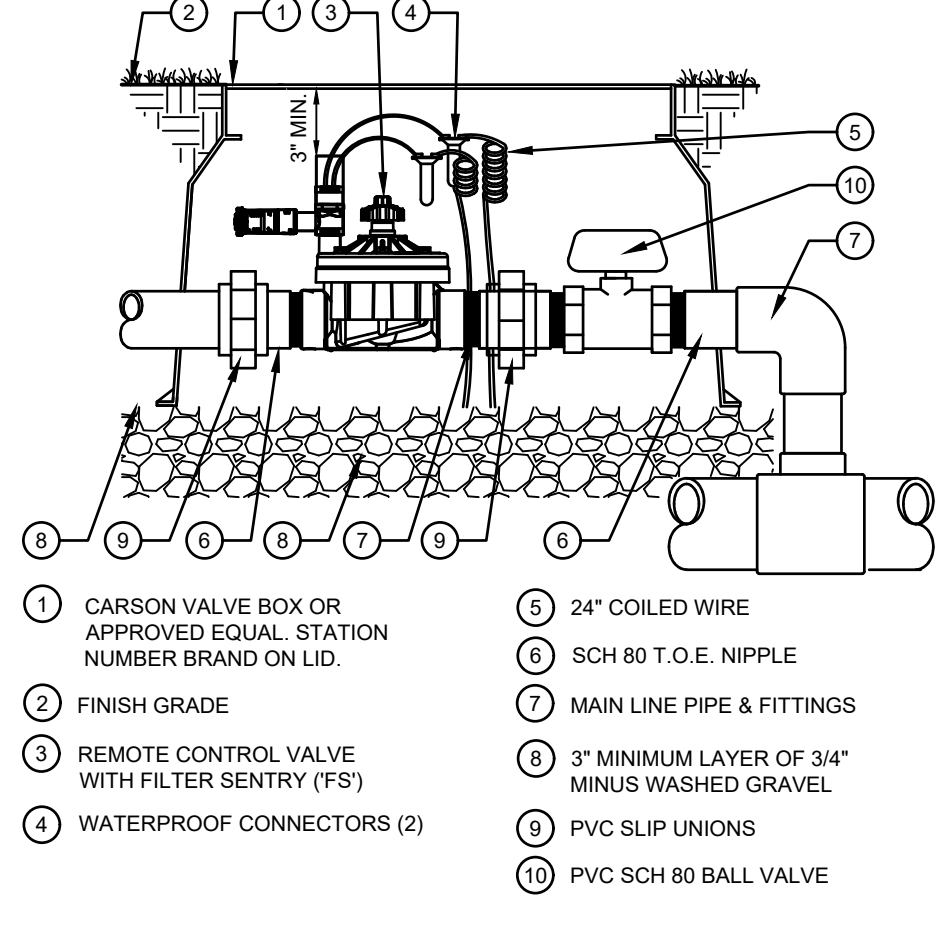
2 REMOTE DRIP CONTROL VALVE
N.T.S.



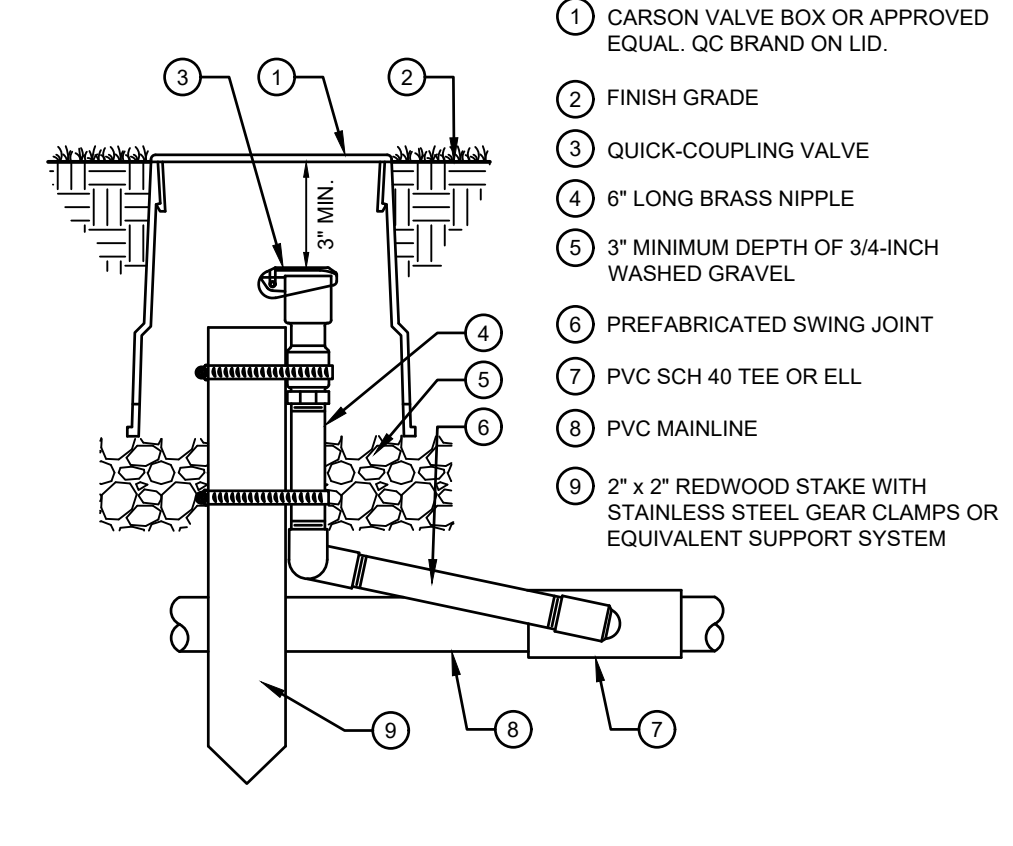
3 MANUAL FLUSH DRAIN VALVE
N.T.S.



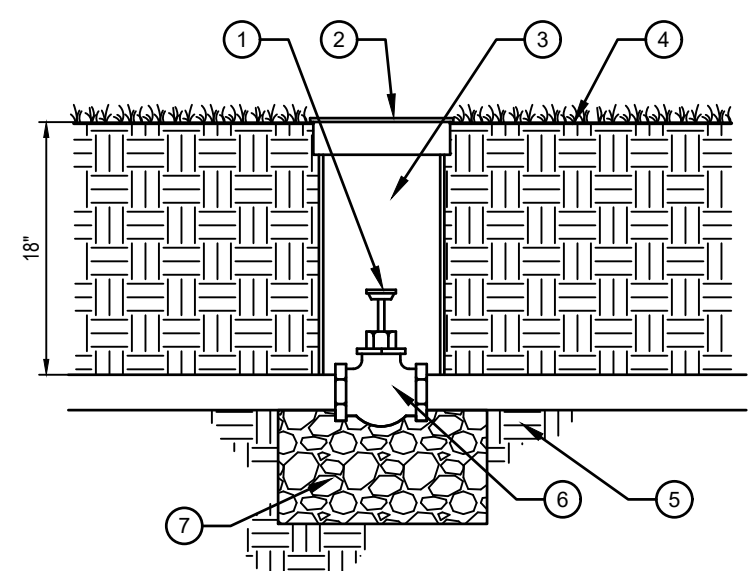
4 DRIP EMITTERS LAYOUT
N.T.S.



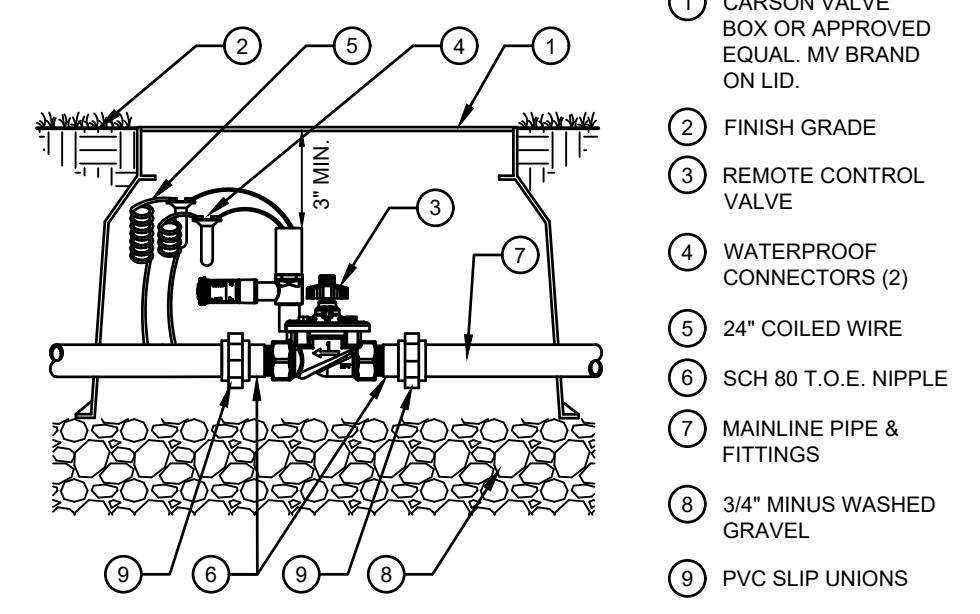
5 REMOTE CONTROL VALVE
N.T.S.



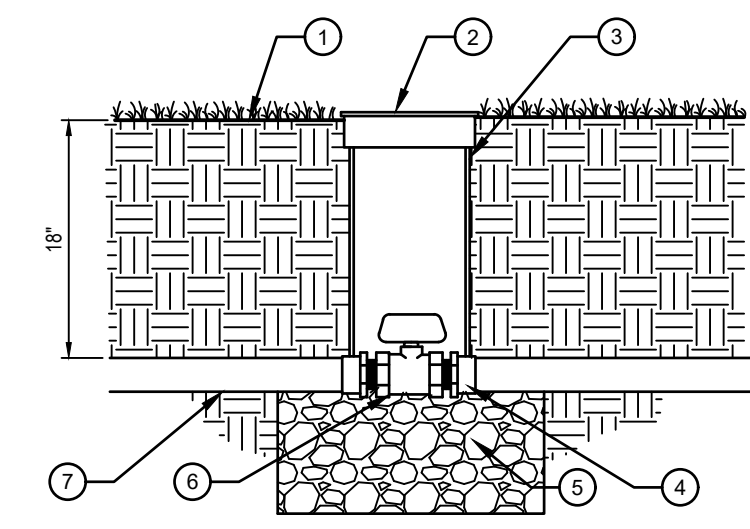
6 QUICK COUPLER
N.T.S.



7 GATE VALVE
N.T.S.



8 MASTER VALVE
N.T.S.



9 BALL VALVE
N.T.S.

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

BENCH MARKS
VERTICAL DATUM IS BASED UPON ALBUQUERQUE
CONTROL SURVEY MONUMENT "ACS BM 24-L 16",
ELEVATION = 5191.31 FEET (NAVD 88)



DATE	DESCRIPTION	BY
08/19/2023	1ST TCL SUBMITTAL	JAC
08/15/2025	2ND TCL SUBMITTAL	JAC
	NO. DATE	DATE
	A-S-BUILT INFORMATION	DATE
	WORK STAKED BY:	DATE
	INSPECTOR'S ACCEPTANCE BY:	DATE
	FIELD VERIFICATION BY:	DATE
	DRAWINGS CORRECTED BY:	DATE

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

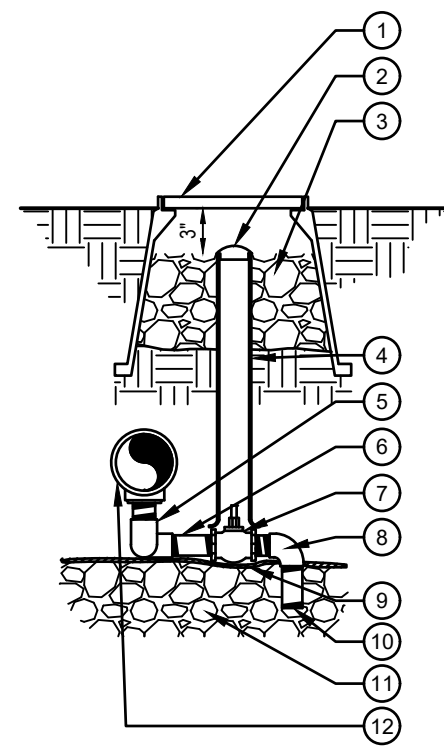
IRRIGATION NOTES & DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. M-15 & L-15
		CITY PROJECT NO.
		SHEET NO. IR2.0
		PAGE 15 OF 18



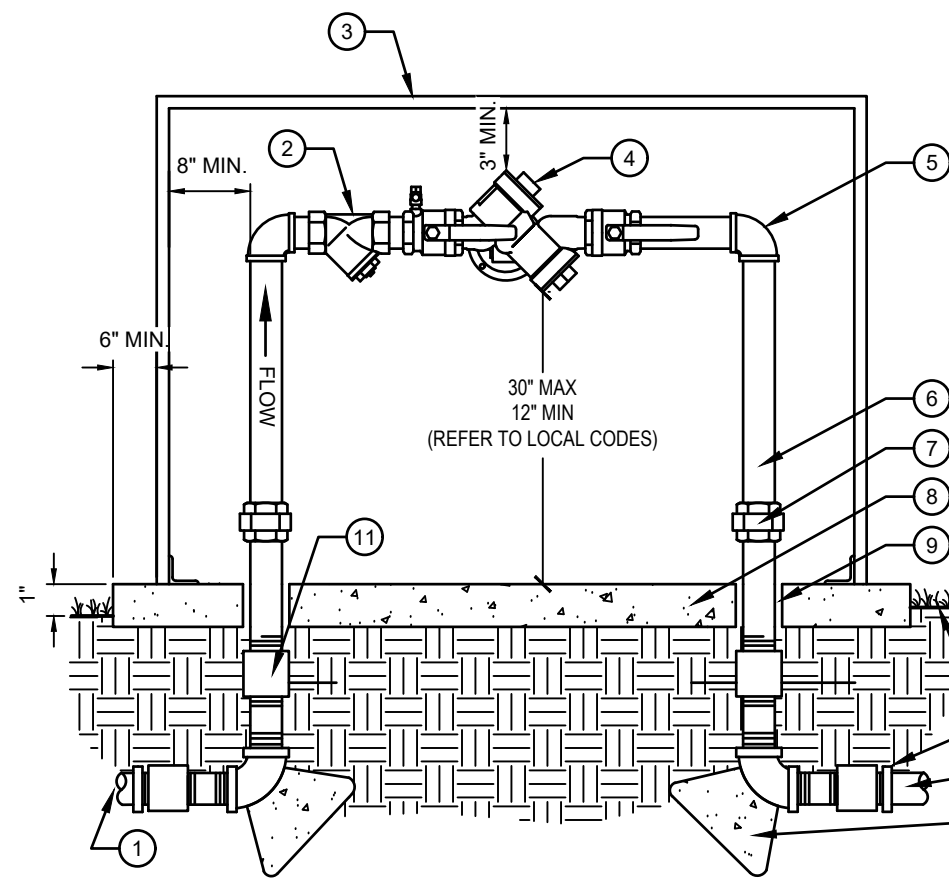
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

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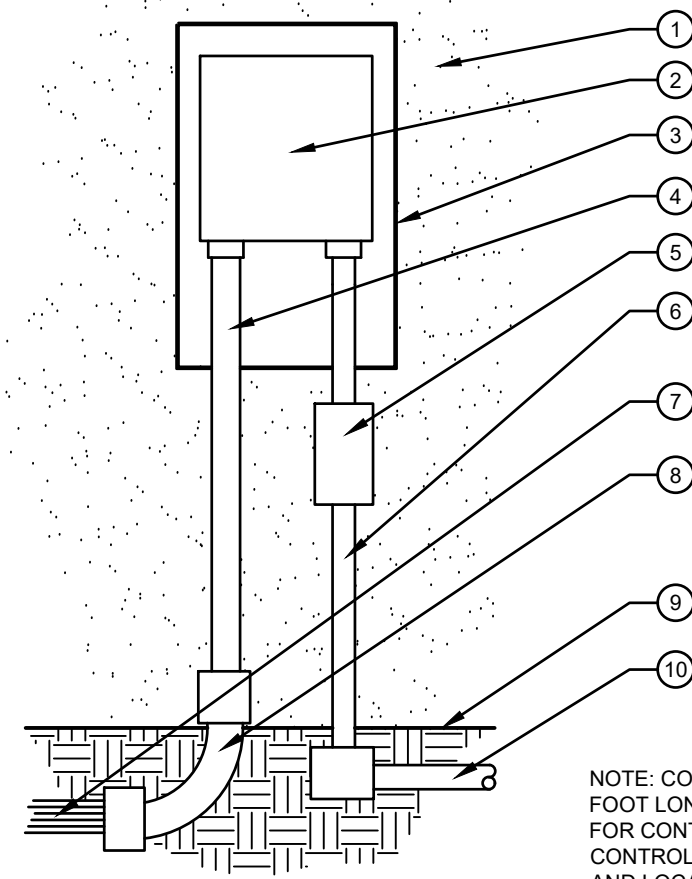
- 1 CARSON VALVE BOX OR APPROVED EQUAL DV BRAND ON LID.
- 2 2" VALVE MARKER
- 3 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
- 4 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
- 5 3/4" Fx F SCH.80 PVC 90 ELL (2)
3/4"xCL PVC NIPPLE SCH. 80 (2)
- 6 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
- 7 3/4" McDONALD #6101 SERIES VALVE
- 8 3/4" Mx F SCH.40 PVC 90 ELL
- 9 SOIL BLANKET COVERING SUMP
- 10 3/4"x4" PVC NIPPLE SCH. 80
- 11 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
- 12 PRESSURE MAINLINE

10 MANUAL DRAIN VALVE
N.T.S.



- 1 COPPER SERVICE LINE
- 2 BRASS WYE STRAINER W/60 MESH SCREEN
- 3 GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
- 4 BACKFLOW PREVENTER UNIT
- 5 BRASS 90 DEGREE ELLS (TYP.)
- 6 BRASS NIPPLES (TYPICAL)
- 7 BRASS UNION (TYPICAL)
- 8 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
- 9 PVC CONCRETE SLEEVE
- 10 FINISH GRADE 1" BELOW PAD
- 11 BRASS COUPLING
- 12 MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
- 13 12"x12"x12" THRUST BLOCKS

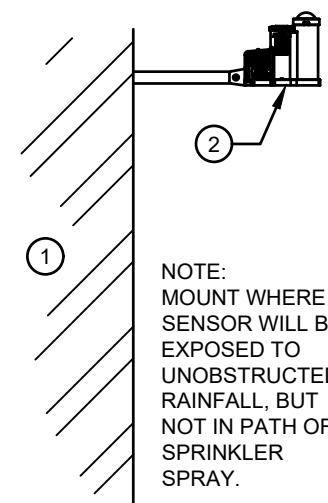
11 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.



- NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION
- 1 EXTERIOR WALL
 - 2 CONTROLLER PER LEGEND
 - 3 LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
 - 4 PVC CONDUIT FOR CONTROL WIRES
 - 5 LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
 - 6 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER APPLICABLE CODES.
 - 7 CONTROL WIRES
 - 8 INSTALL PVC SWEEP 1'-6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
 - 9 FINISH GRADE
 - 10 ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.

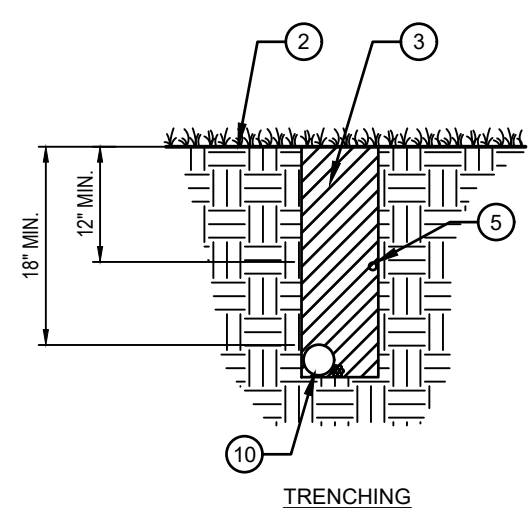
NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.

12 WALL MOUNT CONTROLLER
N.T.S.



- NOTE: MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN PATH OF SPRINKLER SPRAY.
- 1 EXTERIOR WALL OR POLE
 - 2 WEATHER SENSOR

13 WEATHER SENSOR
N.T.S.



- 1 PAVEMENT SURFACE
- 2 FINISH GRADE
- 3 TRENCH BACKFILL
- 4 LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
- 5 PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
- 6 SAND BACKFILL
- 7 PVC LATERAL SLEEVE SEE PLANS FOR SIZE
- 8 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
- 9 PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
- 10 PVC IRRIGATION MAINLINE

NOTE: EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

14 PIPE & SLEEVE INSTALLATION
N.T.S.

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEANOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
 - C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
 - E. ONE OF EACH TYPE OF VALVE INSTALLED.
 - F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

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CONSULTANTS

BENCH MARKS
VERTICAL DATUM IS BASED UPON ALBUQUERQUE
CONTROL SURVEY MONUMENT "ACS BM 24-L16",
ELEVATION = 5191.31 FEET (NAVD 88)



SEAL		DESCRIPTION		DATE	
ID#	DATE	CONTRACTOR	INSPECTOR'S ACCEPTANCE BY:	DATE	DATE
1	08/19/2023		WORK STAKED BY:		
2	08/15/2025		INSPECTOR'S ACCEPTANCE BY:		
			FIELD VERIFICATION BY:		
			DRAWINGS CORRECTED BY:		

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2030 GIBSON BOULEVARD

IRRIGATION NOTES & DETAILS



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.	M-15 & L-15
		CITY PROJECT NO.	
		SHEET NO.	IR2.1
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